



Plan Commission Minutes
November 30, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram
Messrs. Larsen, Brenholt, Granlund, Seymour and Gragert

Staff Present: Messrs. Allen, Petrie and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund, Mr. Brenholt and Mr. Gragert were present virtually online.
3. The November 16th minutes were approved as distributed.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Public Zoning (PZ-2007) – Chippewa Valley Technical College (CVTC), Transportation Education Center

Mr. Allen presented a request to recommend approval for a site plan for CVTC Transportation Education Center located on Campus Road. This is phase II for the Transportation Education Center, this property is zoned P – Public. The new center will be approximately 115,000 square foot building with parking and storage area. The first phase was for the parking lot expansion. This facility will be used by the large transportation center and automobile center. The site plan will be considered by City Council at their next meeting on December 7th.

Rod Bagley with CVTC noted this project will house many programs, trainings, and classrooms. Currently, the transportation programs are located throughout different facilities for the college.

Brian Lambert with Ayres Associates spoke about the sidewalk connection and the grading and drainage for the project. He noted the wetland on the existing property and working with the DNR. The permit process has been started and noted that migration of the wetlands with credits to get final approval. He noted the final DNR approval letter was last received week.

Adam Wehling with CVTC noted that the details and capacity for the proposed solar need to be worked out with Xcel Energy in the future to make sure they work effectively for the panels.

Mr. Seymour moved to recommend approval with staff conditions as noted. Seconded by Ms. Christopherson.

Mr. Gragert moved to add a condition to add a sidewalk connection to the public right-of-way with the construction of this phase. Motion failed for lack of a second.

Ms. Christopherson moved to add a condition to add a future sidewalk connection to the public right-of-way. Seconded by Mr. Seymour and the motion carried.

The original motion was carried.

6. Conditional Use Permit (CZ-2009) – Bed and Breakfast – 223 Hudson Street
Mr. Petrie presented a request to approve a conditional use permit for a bed and breakfast located at 223 Hudson Street. The conditional use permit would allow for this property to be for

one 3-bedroom and one 1-bedroom Airbnb. This is similar to other existing Airbnb requests that the community has approved. The existing structure was built in the early 1900's.

Ed Garlick with EDJ Rentals spoke about the proposed property being used as an Airbnb and noted this is an excellent property to open to the public to stay. He noted the excellent location and to keep this property.

Mr. Seymour moved to approve the conditional use permit. Seconded by Ms. Christopherson and the motion carried.

7. Annexation (20-7A) – 2611 Preston Road

Mr. Petrie presented a request to recommend approval to annex property located at 2611 Preston Road. The property is approximately one acre in size with an existing single-family home and vacant land. This request is consistent with the comprehensive plan. This annexation will be considered by City Council at their meeting on December 8th.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the annexation. Ms. Christopherson seconded and the motion carried.

8. Annexation (20-8A) – 2929 Orange Street

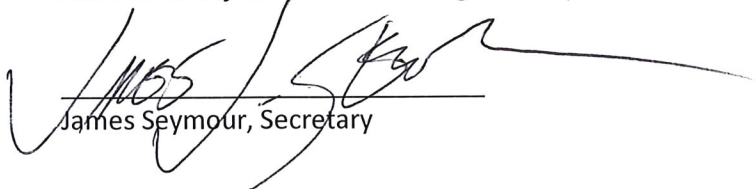
Mr. Petrie presented a request to recommend approval to annex property located at 2929 Orange Street. The property is approximately 0.7 acres in size with an existing single-family home. The existing septic system has failed and the property owner would like to connect to the city sewer. This request is consistent with the comprehensive plan. This annexation will be considered by City Council at their meeting on December 8th.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the annexation. Ms. Christopherson seconded and the motion carried.

9. Future Agenda Item. Mr. Allen noted the next Comprehensive Plan work session to meet at 5 PM on December 14th and this is the last Plan Commission meeting of the year.

10. Mr. Larsen adjourned the meeting at 8:20 p.m.



James Seymour, Secretary